CLARK ELEMENTARY SCHOOL & GIBSON EK HIGH SCHOOL

RENOVATION AND ADDITIONS

PROJECT DESCRIPTION

The Proposed Project is to utilize the existing Issaquah Middle School site to house Clark elementary school, Gibson Ek High School (currently Tiger Mountain) and portable office building complex along with a couple of future portable classroom buildings for Clark. The Gibson Ek addition and remodel portion of the project, which are the 200 & 300 buildings, will be the first phase so it can be occupied in September of 2016. All site work will be one site development permit. Clark remodel and additions along with site development will start in the summer of 2016 and be open for school at the start of the 2017 school year. When the portable buildings will be brought on site is not known at this time but could be as soon as the summer of 2016.

ADDRESS

400, 420 & 500 1st Avenue SE
Issaquah, WA 98027

STUDENT, STAFF AND OFFICE POPULATION

Clark Elementary School is being planned to house 668 students and 72 staff with the potential to add 4 Portable Classroom buildings which can house an additional 160 students and 8 staff.

Gibson EK HS will house approximately 250 students and 20 staff.

Office complex will be designed to accommodate a normal office use as defined by IBC. There are 8 buildings at 1,850 sf each for a total of approximately 14,800 sf which would have a total occupant load of 49.

COMMUNITY CONSIDERATIONS

Site is located on the site of the existing Issaquah Middle School which is being relocated to a different site. This will allow the community to continue having a local school. It is adjacent to the community center and city pool with allows these different uses to support one another for parking and access between sites. Existing residential neighborhood access will be maintained in the new site design.

Woods along the east boundaries will remain. The only trees that will be removed are those within the existing built campus area.

New playfield, surfaced play area and covered play structures will be located along the southern end of the site where the existing track and field are located.

Site development will utilize LID techniques to provide good stewardship of the property by the school district. It will also set an example for others. Additional information is provided in site development descriptions below.

SITE LOCATION IDENTIFICATION

Current site has 3 different addresses, 400, 420 and 500 1st Ave SE. Since the site will house 3 different uses we will use all three. Clark will be 400, GiBson Ek will be 500 and Portable office complex will be 420.

Site has a number of different tax account numbers.

PARKING AND SIGNAGE

A new school sign will be constructed with reader board. Sign will comply with city signage requirements.

Parking will include striped parking lots along with overflow parking for events on surfaced play areas. There are 250 permanent parking spaces and 60 overflow parking planned for surfaced play areas for a total of 310 spaces. The overflow parking count for the surfaced play area assumes the portables are in place.

TRAFFIC

A traffic study was prepared by TENW for the new Issaquah Middle School. This study included a TIA for moving the existing Clark Elementary School along with Gibson Ek HS (formerly known as Tiger Mountain) to this site.

Buses will continue to use the existing turn around as student drop off. There will be no more than 10 busses required for the elementary school. This is approximately half as many buses used by the middle school at this location.

Parent drop off will be moved to the back of the site to reduce congestion at the intersection of Front Street S and SE Clark Street. Front lot will be modified to allow one way traffic to exist into the existing traffic circle at the end of First Ave. SE to further reduce congestion at the light. Construction of the new school and parking lots, including parent and bus drop of areas, will maintain separation from existing homes so no more traffic noise will be generated by the new configuration.

Once we have had our pre-app they will prepare an addendum to that study to address any additional items the city determines need to be addressed.

CRITICAL AREA PROTECTION

Site development along the north side of the site will not encroach any further into setbacks for critical areas than it does now. Basically we will be staying on the south side of the existing fence. Existing encroachment will be maintained but cleaned up to do a better of job of collecting run-off.

Wetland Resources will be our environmental consultant for this project and will provide direction and inspections for review of all work within or adjacent to critical area buffers.

EXISTING BUILDINGS TO REMAIN

Site currently has 9 permanent buildings and 3 portable buildings. 4 of the existing buildings will be saved and remodeled for either Clark Elementary or Gibson EK HS. The other 5 buildings will be demolished and portable buildings relocated to new locations shown or removed from the site.

GENERAL SITE DEVELOPMENT DESCRIPTION

The new Clark Elementary School is located near the intersection of S.E. Clark Street and Front Street S. in Issaquah, WA. The 14 acre site currently serves as the campus for Issaquah Middle School. Issaquah Middle School will move to its new location, which is currently under construction, adjacent to Issaquah High School. The existing campus is bounded by residential properties to the west and south, 2nd Ave. S. and The Rainier Trail to the east, and Clark Street to the north. The subject property is highly developed with nine separate buildings, portables, and paved parking lots. The existing topography generally slopes down in elevation to the northeast. The football field, near the south end of the property, represents the high point of the site at elevation 129. The low point, near the northeast corner of the campus, is at elevation 112.

The proposed development includes a shared campus between Clark Elementary School and Gibson Ek High School. Major building additions are planned for both Building 100 and 200. Buildings 300 and 400 will remain primarily the same with some minor interior remodeling. Clark Elementary School will be located in Building 100, which will include a three-story classroom wing, administrative offices, gymnasium, Commons, kitchen, music room, and staff offices. The remaining buildings will serve the alternative high school. The visitor/staff parking lot and parent drop-off area for the elementary school will be constructed along the north and west sides of the property and will be accessed from Clark Street. The high school's parking lot is located along the east side of the site and will be accessed from 1st Ave. S.E. The southern terminus of 1st Ave. will continue to serve as the bus loop for both campuses.

The project survey shows a wetland complex near the southeast corner of the property. The wetland is located approximately 18 feet lower than the developed site and will remain undisturbed. A critical areas study will be performed to provide additional information for the wetland system, including determination of the perimeter of the wetland, class, and associated buffer.

ZONING: COMMUNITY FACILITY

Development standards shall conform to most restrictive contiguous zoning which is SF-SL, single family small lot. Setbacks are 10' front, 6' side, 20' rear. Impervious area allowed is 50%. Base building height is 30'.

Increase in base building height meets associated criteria. Building roof is modulated through varied heights and different roof pitches, exterior materials are varied to break up building height and overall mass, overhangs and sunscreens are used to create interest and provide sun control. Proposed building height is 65'.

Upper floors of 2 stories of 100 building is reduced by more than the minimum 25% of first floor area.

No parking is provided below the buildings since this is a school and does not require as much parking as a residential building.

Design features are included to break up overall mass of building such as transparent windows and doors, site furnishings, plazas and outdoor play areas, etc. to give the ground floor exterior a pedestrian scale.

Highly reflective glass is not used.

Building modulation is extensive to break up building mass.

There isn't much street frontage due to site location.

All buildings are held back a minimum of 30 feet from the property lines with the exception of portable classroom buildings which can comply with adjacent zoning setback requirements listed above.

Site is not located within a shoreline zone.

Since the school is at the high spot of adjacent topography and is set back more than 30' from property lines it will not create shadows or obstruct views from adjacent properties.

Pervious pavement is not required due to the fact that we are infiltrating storm water and providing rain gardens and other BMP site development practices as described in attached documentation. This should allow us to avoid using the LEVEL 5 review requirements.

Most existing trees are being saved and exist primarily within the critical areas. There are some large on site trees that are in the way of building development which will be removed. New trees will be planted to comply with landscaping requirements.

TEMPORARY EROSION AND SEDIMENTATION CONTROL

Temporary erosion control facilities will be installed prior to any construction activities. Erosion control best management practices will include silt fencing, catch basin inlet protection, sediment ponds, straw mulch, and plastic covering. Existing paved driveways and other hard surfaced areas will be utilized for construction access to minimize erosion/sedimentation. The most effective erosion control measure is to maintain adequate groundcover. Maintaining cover measures over disturbed soils will greatly reduce turbid runoff and sediment transport. These best management practices will be incorporated into the erosion control plan.

The proposed development of the campus will disturb 11-acres of the 14 acre site. Since this area exceeds the Washington State Department of Ecology's (WSDOE) threshold of 1 acre of land disturbance, a National Pollutant Discharge Elimination System (NPDES) permit will be required, which will dictate specific stormwater monitoring requirements for turbidity and pH. A Stomwater Pollution Prevention

Plan (SWPPP) and Temporary Erosion and Sediment Control (TESC) plans will be required by the City of Issaquah and WSDOE. Due to the presence of offsite wetlands, maintaining water quality during construction will be a high priority.

EARTHWORK AND GRADING

Based on the geotechnical report prepared by Associated Earth Sciences, Inc. (AESI – originally dated October 4, 2005 and updated on April 9, 2014), onsite soils consists of primarily Vashon Recessional Outwash and Younger Alluvium, which are both characterized as gravelly, sandy soils. General earthwork quantities to construct the proposed improvements are expected to be relatively modest. Based on the information currently available, the preliminary earthwork quantities are as follows:

- Cut = 14,500 CY
- Fill = 2,900 CY
- Net Export Cut = 11,600 CY

Most of the significant earthwork activities are located along the east side of the site. An existing mound in this area will be graded to accommodate the new parking lot. Other parts of the site will only require minor grading to reach finish grades.

It is anticipated at this time that most of the sitework, which includes major earthwork activities, will be perform during dry summer months.

DOMESTIC WATER AND FIRE PROTECTION

The project site is serviced by the City of Issaquah for fire and domestic water services. Based on earlier discussions with the City, the results of their preliminary hydraulic model showed an available fire flow of approximately 1,500 – 2,100 gpm. The static pressure is roughly 66-74 psi. The topographic survey shows an existing 8" D.I. watermain looped through the site that connects to the City's system in 1st Ave. and Clark Street.

Available static pressure and final system capacity will be verified with the City and Fire Marshal during upcoming coordination meetings (i.e. fire flow for type of building construction based on International Fire Code). Fire services to each building will include double detector check valve assemblies, post indicator valves, and fire department connections. The domestic water system will consist of 2"-4" service lines to each building off of the site's water distribution system.

SANITARY SEWER SYSTEM

Based on available information at this time, there are no known sewer capacity issues within the immediate area that would affect the development of the subject property. The project survey shows existing sanitary sewer services in the north half of the site connecting to the systems in Clark Street and a separate sewer main within the Issaquah Community Center site. Most of the existing onsite sanitary sewer system will remain in place. A small section of the sewer system will be relocated near Building 200 to accommodate the new building addition. Building 100 will also require service connections to the existing onsite sewer system.